


औरंगाबाद - जालना रस्त्याच्या उत्तरेकडील
क्षेत्राच्या नियोजन प्रस्तावांना मंजूरी देणेबाबत...

महाराष्ट्र शासन
नगर विकास विभाग
शासन निर्णय क्र. टिपीएस-३००६/९/प्र.क्र.१/२००६/नवि-३०.
मंत्रालय, मुंबई - ४०० ०३२.
दिनांक : ९ नोव्हेंबर, २००६.

शासन निर्णय : सोबतची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,


(शिवाजी पाटणकर)
अवर सचिव

प्रति,
व्यवस्थापकीय संचालक, सिडको, निर्मल, मुंबई.
विभागीय आयुक्त, औरंगाबाद विभाग, औरंगाबाद.
जिल्हाधिकारी, औरंगाबाद.
संचालक नगररचना, महाराष्ट्र राज्य, पुणे.
उप संचालक नगररचना, औरंगाबाद विभाग, औरंगाबाद.
मुख्य प्रशासक, सिडको, उद्योग भवन, औरंगाबाद.
सहायक संचालक नगररचना, औरंगाबाद शाखा, औरंगाबाद.
व्यवस्थापक, शासकीय मुद्रणालय, औरंगाबाद.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासन राजपत्राच्या औरंगाबाद विभागीय पुरवणीमध्ये प्रसिद्ध करून त्यांच्या ५ प्रती या विभागास व संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.

क्रम अधिकारी (नवि-२९)

त्यांना विनंती करण्यात येत की, सदरची अधिसूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी

निवड नस्ती, नवि-३०.

**Revised Planning Proposals of
CIDCO-Aurangabad Notified Area**
(area situated mainly to the North
of Aurangabad - Jalna Road)

NOTIFICATION

Government of Maharashtra

**Urban Development Department
Mantralaya, Mumbai - 400 032.
Dated - 9th November, 2006.**

Maharashtra Regional and Town Planning Act, 1966.

No. TPS-3006/9/CR-1/2006/UD-30:- Whereas by Government Notification Urban Development, Public Health and Housing Department, No. TPS-3072/76840-W-II, dated 30th October of 1972, as amended by Government Notifications, Urban Development, Public Health and Housing Department, No. TPS-3072/76840/6703-W-II, dated 3rd February of 1973 and Government Notification, Urban Development, Public Health and Housing Department No. TPS-3072/76840/34888-W-II, dated 4th May of 1973, issued under clause (b) of sub-section (1) of Section-40 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act"), the Government of Maharashtra has appointed the City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "the said Corporation") to be the Special Planning Authority for developing the notified area designated as "Aurangabad Notified Area" (hereinafter referred to as "the said Notified Area");

And whereas, pursuant to Section-115 of the said Act, the said Corporation has prepared and submitted the Planning Proposals for the Aurangabad Notified Area to Government for approval;

And whereas, Government in Urban Development, Public Health and Housing Department, vide Notification No. TPS-3072/76840/53577-W-II dated 4th July of 1973, has approved these Planning Proposals for Aurangabad Notified Area (hereinafter referred to as "the said sanctioned proposals");

And whereas, the said Corporation has revised the said sanctioned proposals and submitted to Government for sanction vide its letter No. CIDCO/JMD/F-PLG(NT) 759 dated 22nd May of 1995 in two parts viz. (1) Part-I : Revision of the said sanctioned proposals for the area mainly situated towards North of Aurangabad-Jalna Road in the said Notified Area (hereinafter referred to as "the said Revised Planning Proposals"). (2) Part-II : Detailed Planning Proposals for the area lying towards South of Aurangabad-Jalna Road in the said Notified Area (hereinafter referred to as "the said detailed Planning Proposals");

And whereas, Government in Urban Development Department, vide Notification No. CID/2000/CR-103/2000/UD-10 dated 19th June of 2000, has denotified land admeasuring 209.88 Ha. out of the area lying towards south of Aurangabad-Jalna Road (Part-II) within the said Notified Area, which ultimately resulted in leaving behind an area of about 194.28 Ha. for which the said Corporation, vide letter No. CIDCO/GM(ADM)/AUR.PLNG.PROPOSAL/2000 dated 20th November of 2000 had again submitted a proposal to the Government to accord the necessary approval for the said detailed Planning Proposals confirming to the said area only (Part-II).

And whereas, Government has sanctioned the said detailed Planning Proposals (Part-II) vide Government Notification No. TPS-3000/4535/CR-241/2000/UD-30 dated 8th May of 2001;

And whereas, for the area mainly situated towards north of Aurangabad-Jalna Road (Part-I), the Government obtained the remarks of the Director of Town Planning, Maharashtra State, Pune. The Director of Town Planning, has brought to the notice of the Government that the said Corporation has not followed the procedure as required under sub-section (2) of Section-115 read with Section-40 of the said Act before submitting the said Revised Planning Proposals to the Government for sanction;

And whereas, after considering the report of Director of Town Planning, Maharashtra State, Government found it expedient to return the said Revised Planning Proposals to the said Corporation without according sanction to the same and directed the said Corporation vide Notification No. TPS-3002/168/CR-85/2002/UD-30 dated 31st August of 2002, to follow the procedure as required under subsection (2) of Section-115 read with Section-40 of the said Act for preparing the said Revised Planning Proposals and then resubmit the same to the Government for sanction;

And whereas, the said Corporation, upon receipt of directions from Government, resolved in its Board Meeting vide Resolution No.8643 dated 26th November of 2002, to publish the said Revised Planning Proposals for inviting objections and suggestions from the public as required under sub-section (2) of Section-115 of the said Act.

And whereas, the said Corporation published the Notice in English and Marathi in the Maharashtra Government Gazette dated 4th December of 2002 and 4th October of 2005, respectively also in the local newspapers both in English and Marathi on 10th December 2002 and 30th August 2005, respectively for inviting objections and suggestions on the said Revised Planning Proposals;

And whereas, after considering the Report of the Planning Committee appointed by the said Corporation to hear the persons filing objections and suggestions, the said Corporation once again re-submitted the said Revised Planning Proposals (hereinafter referred to as "the said re-submitted Revised Planning Proposals") to Government, vide its letter dated 26th June of 2003 for according sanction as required under sub-section (3) of Section-115 of the said Act;

And whereas, the said Corporation has completed the procedure of preparation and publication of the said re-submitted Revised Planning Proposals as directed by Government vide Notification dated 31st August of 2002.

And whereas, the State Government, in exercise of the powers vested in it, and after necessary enquiry and after consulting Director of Town Planning, Maharashtra State, Pune, finds it expedient to accord sanction to the said re-submitted Revised Planning Proposals,

And whereas, Government in Urban Development Department, vide Notification No. TPS-3006/265/CR-67/206/UD-30, dated 31st March of 2006, declared under Section-160 of the said Act that the said Corporation ceased to function as Special Planning Authority for the said Notified Area with effect from 1st April of 2006 and from this date, all the provisions of sub-section (2) of Section-160 of the said Act has taken effect there from and Aurangabad Municipal Corporation is the Planning Authority of the said Notified Area subject to the terms and conditions specified in the Agreement entered into between the said Corporation and the Aurangabad Municipal Corporation.

Now therefore, in exercise of the powers conferred by sub-section(3) of Section-115 read with Section-40 of the said Act and all other powers enabling in this behalf, the Government of Maharashtra hereby -

- 1) sanctions the said re-submitted Revised Planning Proposals subject to the corrections / modifications shown in the Schedule appended hereinafter. The approval to the road in the land allotted to Mahatma Gandhi Mission Trust at town centre is subject to the decisions of the Hon'ble High Court and Hon'ble Supreme Court in the respective Writ Petitions and Civil Applications. And also the approval of planning proposals for the commercial plots at sector P-1, Neighbourhood Town Centre leased to M/s Aurangabad Holiday Resorts Pvt. Ltd. (Raj Heights) is subject to the decision of the Hon'ble High Court. Bench at Aurangabad Division in writ petition no. 421/1986. (Kisanrao Shripatrao Hiwale v/s State of Maharashtra and Others) and other related civil applications
- 2) fixes 19th December, 2006 to be the date on which the said re-submitted revised planning proposals shall come in to force.

Note : The Plan indicating sanctioned Revised Planning Proposals is kept open for inspection of public during office hours on all working days at the offices of-

- 1) Chief Administrator(NT), CIDCO Ltd, Udyog Bhavan, New Aurangabad
- 2) Commissioner, Aurangabad Municipal Corporation, Aurangabad.

By Order and in the name of the Governor of Maharashtra



(Shivaji Patankar)
Under Secretary to Government)

SCHEDULE OF CORRECTIONS / MODIFICATIONS

Revised Planning Proposals for the area mainly situated towards North of A'bad-Jalha Road
within CIDCO - Aurangabad Notified Area.

Accompaniment of Notification No. TPS-3006/9/CR-1/2006/UD-30,

Dated 9th November, 2006.

Sr. No.	Modification	Page No. / Site No. / Location	Proposal as per Plan submitted to Govt. for sanction under Section-115 read with Section-40 of the M.R. & T.P. Act, 1966 as in black ink.	Proposal as approved by the Government under Section 115 (1) of the M.R. & T.P. Act, 1966 as in red ink.
(1)	(2)	(3)	(4)	(5)
1.	M-1	15(Part-I)	40.85	46.85
2.	M-2	15(Part-I)	811.67	817.68
3.	M-3	60 (Part-I)	—	Annexure-3
4.	M-4	60 (Part-I)	Total Area of NH	Total area of NH in Ha.
5.	M-5	60 (Part-I)	37.01	36.245
6.	M-6	60 (Part-I)	0.29	0.293
7.	M-7	60 (Part-I)	33 sites	55 sites
8.	M-8	60 (Part-I)	242 sites	249 sites
9.	M-9	60 (Part-I)	0.82	0.92
10.	M-10	60 (Part-I)	24 sites	34 sites
11.	M-11	60 (Part-I)	7 sites	6 sites
12.	M-12	60 (Part-I)	17.56	17.53
13.	M-13	60 (Part-I)	31 sites, 3 sites	30 sites, 2 sites
14.	M-14	60 (Part-I)	17 sites, 3 sites, 2 sites	12 sites, 2 sites, 1 site
15.	M-15	60 (Part-I)	Library Facility Details	Deleted
16.	M-16A	61 (Part-I)	—	Annexure-4
17.	M-16B	61 (Part-I)	—	817.79, (81.78)
18.	M-17	69 (Part-I)	28	36
19.	M-18	79 (Part-I)	242	260
20.	M-19	95 (Part-I)	242	250
21.	M-20	114 (Part-I)	7	6
22.	M-21	114 (Part-I)	49	48
23.	M-22	115 (Part-I)	3	2
24.	M-23	117 (Part-I)	31	30
25.	M-24	121 (Part-I)	1	0
26.	M-25	121 (Part-I)	2	1
27.	M-26	121 (Part-I)	1	0
28.	M-27	121 (Part-I)	3	2
29.	M-28	121 (Part-I)	17	12
30.	M-29	123 (Part-I)	VM & IM2	VM & IM 1
31.	M-30	123 (Part-I)	2	1
32.	M-31	125 (Part-I)	66, 87735.4, 8.7736	65, 87076.00, 8.70

Sr. No.	Modification	Page No. / Site No. / Location	Proposal as per Plan submitted to Govt. for sanction under sub-section (2) of Section-115 read with Section-40 of the M.R. & T.P. Act, 1966 as in black ink.	Proposal as approved by the Government under Section 115 (1) of the M.R. & T.P. Act, 1966 as in red ink.
(1)	(2)	(3)	(4)	(5)
33.	M-32	129 (Part-I)	Proposed	Vacant
34.	M-33	119 (Part-I)	—	19
35.	M-34	Masnatur, S.No.12(p) (Part-3)	Shopping Centre	VM/IM 1
36.	M-35	Masnatur, S.No.13(p) (Part-3)	Library	L-1
37.	M-36	Baijipura, S.No.8(p) (Part-3)	Shop	VM / IM 1
38.	M-37	Raj heights plot	Commercial club cum residential	Subject to high court decision
39.	M-38	Jaswantpura, S.No.1(p) (Part-3)	Tapri Market	VM/IM 1
40.	M-39	Garkheda, S.No.12(p), (Part-3)	G-3	To be read as green instead of red.
41.	M-40	Jaswantpura, S.No.31(p) (Part-3)	0.38	0.28
42.	M-41	Jaswantpura, S.No.22(p), 25(p)	VM/IM2	To be read as Blue instead of yellow
43.	M-42	Jaswantpura, S.No.17(p), (Part-3)	—	VM/IM2
44.	M-43	Hattasingpura, S.No.10(p) (Part-3)	—	To be read as Blue instead of yellow
45.	M-44	Hattasingpura, S.No.6(p) (Part-3)	—	O-36
46.	M-45	Jadhavwadi, S.No.10(p) (Part-3)	Library	L-1
47.	M-46	Hattasingpura, S.No.8(p) (Part-3)	—	VM/IM 2
48.	M-47	Jadhavwadi, S.No.11(p) (Part-3)	—	VM/IM 6
49.	M-48	Harsul, S.No.178 (P)	VM/IM1	VM/IM8
50.	M-49	Aurangabad, S.Nos. 6 (P), 7(P)	—	EDU-1
51.	M-50	Aurangabad, S.Nos. 121 to 127	—	09